



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – July 17, 2018

The Hudson Planning Board met at the Town Hall, 78 Main Street, Hudson, Massachusetts. At 7:00 PM, Dirk Underwood called the meeting to order.

Present: David Daigneault, Steve Goldberg, Dirk Underwood, Rodney Frias, Bob D'Amelio and Jack Hunter, Director.

GSX Assisted Living – Approval of Condition #8

Atty. Giannetti representing GSX Assisted Living informed the Board that the DPW Sewer Engineers have approved the final design therefore this issue can be addressed at this meeting.

Mr. Goldberg, seconded by Mr. Daigneault made a motion that condition # 8 of the GSX Assisted Living Site Plan Approval has been satisfied and the applicant is free to obtain a Building Permit.

Vote: 3-0-0 in favor

Definitive Subdivision - Indian Lake Shore Drive Extension - Covenant

Mr. Frias arrived at 7:04PM

Mr. Hunter presented the proposed covenant which covers the cost of the construction of all the public infrastructure for the proposed subdivision.

Mr. Goldberg, seconded by Mr. Daigneault made a motion to approve the covenant for Indian Lake Shore Drive Extension as presented.

Vote: 4-0-0 in favor

Appointment – David Howe and Cheryl Tully-Stoll – 71 Apsley Drive

Ms. Tully Stoll made a brief presentation about the current market for manufacturing and the history of 71 Apsley Drive and its failure to attract viable buyers.

Mr. Howe then introduced himself as a developer and his vision to transform the property to 22 housing units.





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Mr. Frias noted that there seems to have been some work done on the building? Mr. Howe answered yes perhaps the landlord did that years ago.

Mr. Daigneault commented that the neighborhood is a mixture of housing and manufacturing.

Ms. Tully-Stoll commented that there are several multi-family units in the immediate vicinity

Mr. Frias asked how big is the building.

Mr. Howe answer about 20,000 sq. ft.

Mr. Howe next presented some renderings of what could be done with the building.

Mr. Daigneault asked if they would be rented or condos?

Mr. Howe responded rented.

Mr. Daigneault said that parking needs to be worked on.

Mr. Frias asked about how the building is configured and what was to remain.

Mr. Howe said that he needs 22 units for the numbers to work?

Mr. D'Amelio arrived at 7:38PM

Mr. Howe Stated that the only way for this project to work would be for the Adaptive Reuse Overlay District (AROD) to be placed on the property and he is asking the board to sponsor a town meeting article for that this fall.

The Board likes the concept though they recognize there are problems now with the AROD with other projects.

They also feel parking may be an issue.

The Board wished to table the matter until the next meeting on August 7th so they can digest this information.



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Public Hearing – Revised Subdivision Regulations

Randy Waterman, WMD presented once again the latest version of the revised regulations.

Mr. Hunter noted that there were no additional comments from the Board since the last meeting.

Mr. D'Amelio asked Mr. Waterman to go through all newest edits with the Board to see if they could wrap this up.

The Board made numerous edits and comments to the revised regulations and the Board was in agreement that it was in good order.

Mr. D'Amelio asked if there were any further comments.

Having heard none he asked for a motion to close the hearing.

Mr. Goldberg, seconded by Mr. Daigneault made a motion to close the Public Hearing on the revised subdivision regulations.

Vote: 5-0-0 in favor

Mr. Goldberg, seconded by Mr. D'Amelio made a motion to approve the Revised Subdivision Rules and Regulations as amended.

Vote: 5-0-0 in favor.

Minutes – June 5 and June 19, 2018

Mr. Daigneault, seconded by Mr. D'Amelio made a motion to approve the minutes of June 5, 2018.

Vote: 4-0-1 in favor.

Mr. Goldberg, seconded by Mr. Underwood made a motion to approve the minutes of June 19, 2018.

Vote: 3-0-2 in favor.



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Document List June 5, 2018

Documents	Location
524 Main Street plans and memo	PCD
WMD memo	PCD
	PCD
	PCD

Cc: Town Clerk
Department of Public Works
Jeff Wood, Building Commissioner